



## Freiham – Development of a new urban district

**A new urban area is being developed on the western outskirts of Munich, covering 350 hectare. This new suburb will provide homes for 20,000 people and work places for 7500. The Manor of Freiham (Gut Freiham), which gives its name and identity to the new suburb, will be completely preserved along with its distinctive avenues. The plans for the new area maintain a respectful architectural distance to that of the original Manor.**

### Trade & business in Freiham South

South of the new suburban train station, Freiham (on the S8 connecting Munich with Herrsching), is the commercial area Freiham South, which has been in the process of realisation since 2006. This is an area of some 110 hectare which offers attractive locations for a wide selection of uses ranging from classical production to modern innovative businesses.

Logistically, Freiham South is a perfect location. It has direct access to the motorways (BAB) A99 and A96 providing an uncomplicated national network connection. The main train station in Munich can be reached within 20 minutes, and the airport within one hour, without having to change trains. Currently, two thirds of the commercial area have been sold and partly developed. The area will ultimately provide work places for some 7,500 people.

### Living in Freiham North

North of the new suburban train station, Freiham, an area of some 190 hectare will be developed as a “cosy”, green, urban housing estate for 18 to 20 thousand inhabitants. The Freiham plans are based upon the idea of “City Growth”. They include an district centre, an education campus, a sports park as well as a housing estate with 8,000 dwellings. On the western limits of Freiham, an area of approximately 55 hectare will be laid out as a large landscaped park.

### First implementation phase

In 2011 the urban and landscape planning and development competition took place. Ortner & Ortner Baukunst Gesellschaft von

Architekten, Berlin (Building Architects), BSM Beratungsgesellschaft für Stadterneuerung und Modernisierung GmbH, Berlin (Urban renewal and modernisation), Topotek 1 Gesellschaft von Landschaftsarchitekten, Berlin (Area A - Urban centre with shopping facilities and education campus) and west 8 urban design & landscape architecture, Rotterdam (Area B – Living and dwelling centre) were, respectively, awarded the 1st prize. The results of the competition created the basis for further planning.

On the basis of the outline plan, the implementation plan for the first phase of the Freiham development was prepared and approved by the Munich council. The plan covers some 85 hectare with a floor area of approximately 642,000 square meters. The first implementation phase includes, amongst others, the following areas:

#### • District Centre

The district centre is located directly on the Bodenseestrasse, north of the Freiham suburban train station, where the living and business areas intersect. Three tall buildings with nine, 14 and 16 floors mark the new approach to the city of Munich. In total there is a central area of 140,000 square meters. The part of the district centre which is north of the Bodenseestrasse comprises a compact group of buildings in the central square. In addition to shops, covering 20,000 square meters of sales area, a wide range of services, restaurants, cafes and office space are also planned. On the upper floors of the buildings will be living accommodation such that some 350 dwellings can be offered in a central location.

The part of the district centre south of the Bodenseestrasse consists of two commercial areas and the public transportation centre. Space allocation has been made for hotel, office and commercial business use. The ground floor zones will provide for retail businesses, services, restaurants and cafes. The public transportation centre comprises the suburban train station, Freiham, as well as the planned tram and bus stations. There is also provision for a “Park and Ride” and “Bike

and Ride” complex with adequate parking facilities.

#### • Education Campus and Sports Park

In Freiham will be Munich’s largest education campus. This will include a grammar school, secondary school, special education competence centre and an elementary school, all coexisting in the same community location. Approximately 3,000 pupils will visit the education campus. The sports park will cover nine hectare and consist of three sports halls, an indoor swimming pool, an indoor climbing facility as well as external sports fields of various sizes. In addition to the wide range of sport facilities offered, there are also restaurants, bars and stage / tribune facilities factored in, with easy open access for the general public.

#### • Residential Areas

In 21 separate residential areas there will be 3,500 dwellings. There will also be two elementary schools and twelve Kindergarten complexes to serve these areas. All areas are planned to be partly open and partly closed with the blocks of buildings being on the edge of each area, each with between four and six floors. In combination with the single dwellings and three story terrace houses, this will give a visual varying height aspect to the views of the areas.

Provision will also be made for shopping / commercial facilities such as kiosk, baker, offices or local services, as well as restaurants and cafes. These will be located on the ground floor, street side of the buildings.

#### • Local Centres

In the centre of each residential area will be a local centre with approximately 5,000 square meters of shopping area, cafes and restaurants. Additional living accommodation and office space will be on the upper floors. Public amenities such as care centre and meeting hall are also planned.

#### Public Transport

Public Transportation Centre (ÖPNV): S8 Suburban train station Freiham (Suburban train from Munich to Herrsching),

S4 Suburban train station Aubing (Suburban train from Munich to Geltendorf)

#### Personal / Vehicle Transport connections

A99 Exit Freiham Centre, A96 Exit Freiham South (coming from Munich) Bodenseestrasse (Bundesstraße B2)

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[www.muenchen.de/freiham](http://www.muenchen.de/freiham)

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- 1 Aubing**  
Historical village with a traditional centre.
- 2 Aubing cemetery**  
A 100-year old graveyard with historic graves and structures.
- 3 Elementary school**  
In Freilham there will be elementary schools within walking distance of the homes of all pupils.
- 4 Green corridors**  
Connect the residential areas in the east to the landscape park in the west.

- 5 „Aubinger Allee“**  
Central axis from north to south as arterial road and orientation line.
- 6 Green belt**  
Green connection between the new residential area of Freilham north and the existing settlement of Neuauubing.
- 7 Neuauubing**  
Freilham is connected to Neuauubing by many paths; they are close neighbours in many ways.
- 8 Freilham green spaces**  
Green spaces connect the district centre and local centre, the Freilham graveyard and Aubing.

- 9 Local centre**  
Shops and restaurants in the geographical centre of the northern quarter, offering local provision.
- 10 BAB A99**  
The A99 motorway is the fast connection to the motorway network and Munich airport.
- 11 Landscape park**  
A 55 hectare park that connects „Gut Freilham“, Moosschwaiige and Aubinger Lohé.
- 12 Sports park**  
9.7 hectare; three sports halls, an indoor pool, an indoor climbing facility, soccer fields, further sports fields and green spaces.

- 13 Educational campus**  
Primary school, secondary school, grammar school, special education and competence centre form a campus with an open public space in the middle.
- 14 District centre**  
Central hub at the Freilham urban train station with shops, restaurants and offices.
- 15 Geothermal power plant**  
Innovative plant that supplies heat for Freilham and western Munich. Special architecture with a spectacular look.

- 16 Germering**  
Major county town with mature infrastructure west of Munich and close to Freilham.
- 17 Gut Freilham**  
A protected historical estate with a castle, 17th century church and splendid parkways.
- 18 Freilham commercial area**  
110 hectare (green and compensatory areas included) for commerce, specialist retail outlets and other businesses with good accessibility for about 7500 jobs.